

31-10-3

BK 6824 PG 211

TRANSFER
TAX
PAID

WARRANTY DEED

006036

KNOW ALL MEN BY THESE PRESENTS, That THE POINT GROUP, LLC, a Maine limited liability company with its principal place of business located in Bangor, Maine (the "Seller"), for valuable consideration paid by CITY OF WATERVILLE, a (S) municipal corporation with its principal place of business in Waterville, Maine, (the "Buyer") the receipt of which is hereby acknowledged, does hereby sell, assign, set over, transfer and convey unto the Buyer, its successors and assigns, the buildings located at the Robert LaFleur Municipal Airport, Waterville, Kennebec County, Maine identified on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD all and singular the said buildings unto the Buyer, its successors and assigns, to its own use and behoof forever. The Seller covenants with the Buyer that the Seller is the lawful owner of the buildings; that they are free from any encumbrances; and that it has good right to sell the same as aforesaid; and will warrant and defend the title to the same unto the said Buyer against the lawful claims and demands of all persons. The Seller further covenants that the buildings are sold in an "AS IS" condition, AND ALL OTHER WARRANTIES ARE HEREBY EXPRESSLY DISCLAIMED BY SELLER, INCLUDING ALL WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE AND ANY IMPLIED WARRANTY OF MERCHANTABILITY.

The City of Waterville's mailing address is City Hall, 1 Common Street, Waterville, Maine 04901-6699.

IN WITNESS WHEREOF, The Point Group, LLC has caused this instrument to be signed in its name as an instrument under seal by Telford M Allen, III, its Member, hereunto duly authorized, this 3rd day of ~~December~~, 2001.
January 2002

Signed, sealed and delivered
in the presence of:

THE POINT GROUP, LLC

BY: _____

Telford M. Allen, III
Its Member
Hereunto Duly Authorized

31-10-3

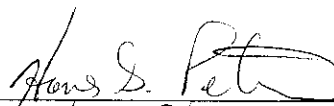
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STATE OF MAINE
COUNTY OF PENOBSCOT

~~January~~ 3 ~~2001~~
~~December~~ 2002

Then personally appeared the above-named Telford M. Allen, III and
acknowledged the foregoing instrument to be his free act and deed in his said capacity
and the free act and deed of said company.

Before me,


Name: Hans S. Peterson
~~Notary Public~~
Maine Attorney-at-Law

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EXHIBIT A

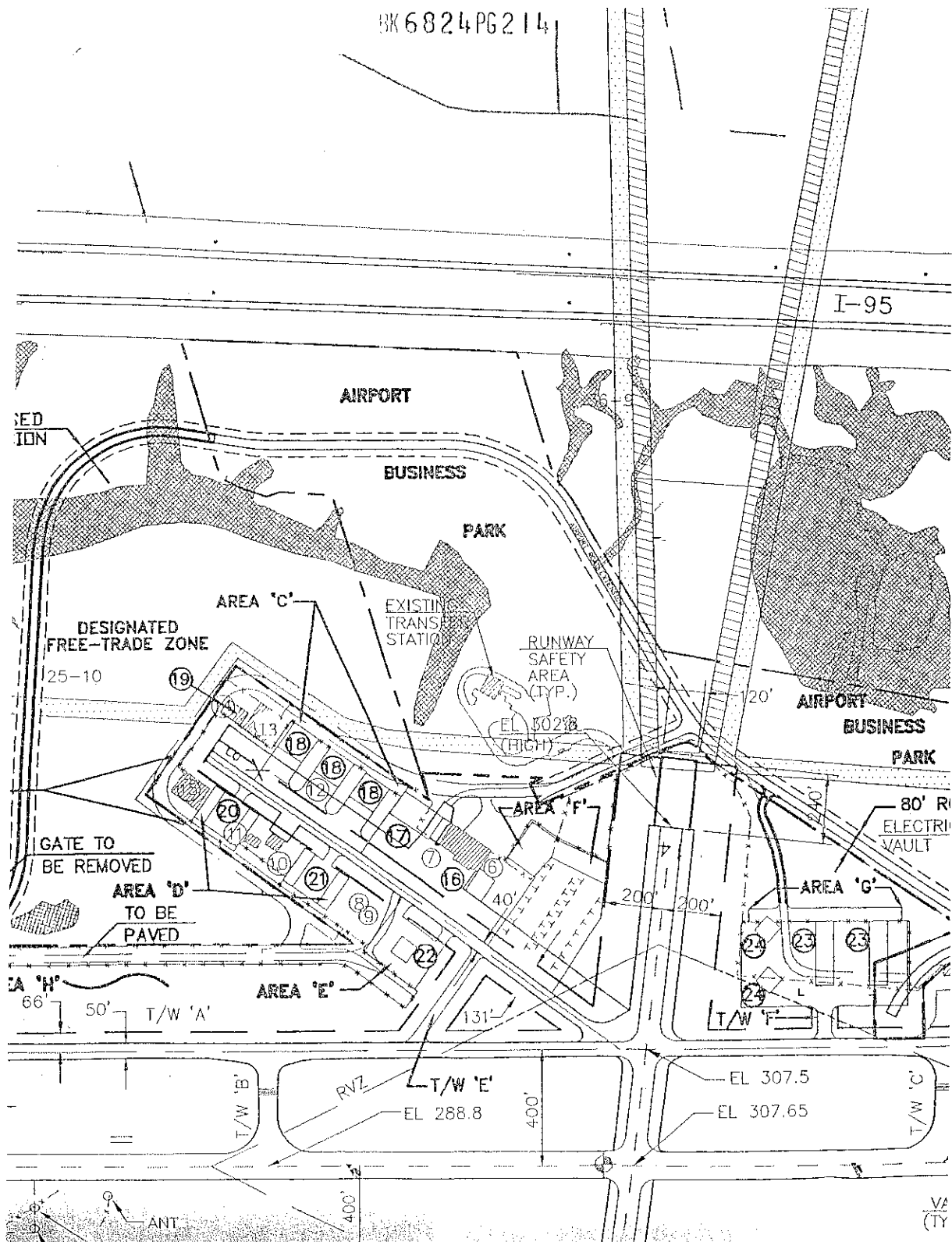
Certain buildings located at the Robert LaFleur Municipal Airport, Waterville, Kennebec County, Maine more particularly described as follows:

Buildings:

1. Building labeled (6) on the attached map, and designated in the legend as "Maintenance Hangar Telford Aviation Offices."
2. Building labeled (13) on the attached map, and designated in the legend as "Aircraft Storage Hangar."

The descriptions above refer to an attached map, incorporated herein by reference and depicting a portion of the Airport Layout Plan, sheet 2 of 5, prepared by Hoyle, Tanner & Associates. The legend for the map has also been reproduced and is attached.

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AIRPORT FACILITIES	
NO.	DESCRIPTION
1	TERMINAL BLDG/BUS STATION
2	AIRCRAFT STORAGE HANGAR
3	AIRCRAFT ON DISPLAY (TO BE RELOCATED)
4	ITINERANT APRON
5	CIVIL AIR PATROL
6	MAINTENANCE HANGAR TELFORD AVIATION OFFICES
7	ITINERANT AND BASED AIRCRAFT APRON
8	10,000 GAL. ABOVE GROUND JET-A-TANK
9	10,000 GAL. BELOW GROUND AVGAS TANK
10	AIRCRAFT STORAGE HANGAR
11	AIRCRAFT STORAGE HANGAR
12	BASED AIRCRAFT PARKING
13	AIRCRAFT STORAGE HANGAR
14	AIRCRAFT MAINTENANCE STORAGE BUILDING (TO BE REMOVED) FUTURE
15	FIRE TRAINING FACILITY (SMOKE TRAINING ONLY)
16	RELOCATED FACILITY NO. 2 (FUTURE)
17	EXPANDED TELFORD FBO FACILITY (FUTURE)
18	100'x100' CORPORATE HANGAR (FUTURE)
19	AIRCRAFT MAINTENANCE STORAGE ARFF BUILDING (FUTURE)
20	2 INDIVIDUAL HANGARS CAP. 3 A/C EA. (FUTURE)
21	2 INDIVIDUAL HANGARS CAP. 3 A/C EA. (FUTURE)
22	1 CUBE HANGAR CAPACITY 4 A/C (FUTURE)
23	2 NESTED T-HANGAR CAP. 8 A/C EA. (FUTURE)
24	2 CUBE HANGARS CAP. 4 A/C EA. (FUTURE)

LEGEND		
ITEM	EXISTING	PROPOSED
AIRPORT PROPERTY LINE	---	SAME
TOWN/CITY LINE	---	SAME
AIRPORT REFERENCE POINT (ARP)	●	SAME
BUILDING RESTRICTION LINE (BRL)	---	SAME
RUNWAY/TAXIWAY OBJECT FREE AREA	---	SAME
RUNWAY SAFETY AREA	---	SAME
TAXIWAYS/TAXILANE CENTERLINE	---	SAME
AIRPORT BUILDINGS	■	□
OFF-AIRPORT BUILDINGS/FACILITIES	■	SAME
GLIDE SLOPE/LOC. CRITICAL AREA	---	SAME
EASEMENT TO CITY		
EASEMENT FROM CITY		SAME
ELEV. OF ROAD +15'	299.0(N)	SAME
FENCE	---	SAME
RUNWAY VISIBILITY ZONE	---	SAME
AIRPORT ABUTTER (SEE SHEET 2)	25-10	SAME
OTHER PROPERTY OWNERS (SEE CITY TAX MAPS)	---	SAME
AIRSPACE EASEMENTS-7:1 SLOPE		SAME
FROM APPROACH SURFACES		SAME
CITY ORDINANCE CHAPTER 3 ARTICLE 1		SAME
WETLANDS		SAME
R.O.W. OF NEW ROAD	N/A	---
NEW PAVEMENT	N/A	---

RECEIVED REGISTERED

2002 FEB 25 AM 9:00

ATTEST: *Bessy Burt. Hattery*
ACTING REGISTER OF DEEDS